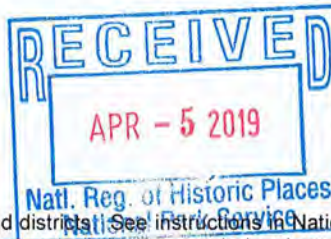


United States Department of the Interior
National Park Service



National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).

1. Name of Property

historic name J.W. Woolwine Homes
other names/site number Woolwine Apartments
Name of Multiple Property Listing (or N/A) N/A

2. Location

street & number 1900 Gordon Avenue (Gordon Street on the west, 19th Street on the south, and adjacent parcels to the north and east) not for publication
city or town Yazoo City vicinity
state Mississippi county Yazoo County zip code 39194

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance: ___ national ___ statewide local

Applicable National Register Criteria: A ___ B ___ C ___ D

[Signature] 3.21.19
Signature of certifying official/Title: State Historic Preservation Officer Date

Mississippi Department of Archives and History
State or Federal agency/bureau or Tribal Government

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official Date

Title State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register determined eligible for the National Register
- determined not eligible for the National Register removed from the National Register
- other (explain:)

[Signature] 5-13-2019
Signature of the Keeper Date of Action

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5. Classification

Ownership of Property
(Check as many boxes as apply.)

- private
- public - Local
- public - State
- public - Federal

Category of Property
(Check only **one** box.)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
15	0	buildings
		site
		structure
		object
15	0	Total

Number of contributing resources previously listed in the National Register: 0

6. Function or Use

Historic Functions
(Enter categories from instructions.)

DOMESTIC/ multiple dwelling

Current Functions
(Enter categories from instructions.)

DOMESTIC/ multiple dwelling

7. Description

Architectural Classification
(Enter categories from instructions.)

Modern Movement

Materials
(Enter categories from instructions.)

foundation: Concrete

walls: Brick

roof: Asphalt Shingle

other:

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Narrative Description

Summary Paragraph (Briefly describe the current, general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Woolwine Apartments was constructed in 1954 in Yazoo City, Mississippi. The complex is located two miles north of downtown in a residential area that was largely developed in the 1930s-1940s. The complex occupies a 3.6 acre site at the northeast corner of Gordon Avenue and E. 19th Street and consists of fourteen residential buildings and one non-residential building, which are homogenous in design, form and materials. There are four residential building types present at J.W. Woolwine Homes, all of which are rectangular single-story gable-roofed duplexes with tan brick exteriors set on concrete slab foundations. Building Type A contains two (2) two-bedroom units and one (1) bathroom per unit; Building Type B contains two (2) three-bedroom units and one (1) bathroom per unit; Building Type C contains two (2) one-bedroom units and one (1) bathroom per unit; Building Type D contains two (2) four-bedroom units and one (1) bathroom per unit. The buildings retain their original spatial arrangement on the site, their form, interior plan and minimal architectural features, all of which are significant elements of public housing design in the late 1930s-1950s.

Narrative Description (Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable.)

Setting: Woolwine Apartments is located in a residential neighborhood in the northernmost area of Yazoo City, two miles from downtown. The site is bounded by Gordon Street on the west, 19th Street on the south, and adjacent parcels to the north and east. The surrounding area is characterized by mid-century single-family ranch style homes and older small bungalows. To the east of the site is a large municipal park, and to the west is the municipal fairground.

Site: Woolwine Apartments consists of fourteen residential buildings and one community building, symmetrically arranged on a rectangular 3.6 acre lot that is rectangular in shape, all contributing buildings to the district. A drive off Gordon Avenue provides access to the surface parking spots and apartment units within the site. Other site features consist of sidewalks, clotheslines, and power lines. Large expanses of grass between buildings provide shared yard space for recreation and laundry use. At the southwestern corner of the site is a community room, which is the only non-residential structure on the site.

Exterior: The buildings are uniform in design and consist of tan brick masonry walls with gable roofs. The building footprints are rectangular, and measurements vary based on building type. Building A measures 57 feet by 27 feet, Building B measures 75 feet by 27 feet, Building C measures 44 feet by 27 feet, Building D measures 90 feet by 27 feet. The entrance to each unit is demarcated by a simple, almost-flat-roof porch, supported by painted steel piping. Railing on either side of the porch consists of steel piping in a simple geometric pattern. Aluminum siding clads the porch ceiling, which contains a simple light fixture. A simple concrete slab forms the floor of the porch. The rear entrances feature smaller cantilevered roofs and concrete slabs. Both entrances consist of modern replacement metal paneled doors with aluminum screen doors. Fenestration is provided by single-leaf modern replacement aluminum-framed windows with four horizontal panes and simple concrete sills. Some windows are paired. Smaller aluminum-framed windows light the bathrooms. The windows are in fair condition. The roof of each building is clad in asphalt shingles with aluminum fascia. The community room features a hip roof, but otherwise contains the same features as the residential buildings.

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Interior: The interior plans are generally the same in all residential building types, with the only difference being the number of bedrooms. Square footage ranges from 600 square feet to 1,200 square feet. The primary entry leads directly into the living room. Opposite the entrance is a cased opening which provides access to the kitchen. In some units, the kitchen and/or living room contains a storage closet or nook, which has been closed off for mechanicals in several units, or completely removed in others (the original plans show a storage room lining the perimeter wall in the kitchen and living room, but plans have been reconfigured over time for the insertion of mechanicals). A central hallway to the left or right (depending on which side of the building the unit is on) leads to the bedrooms and bathroom. A nook with built-in storage and cabinetry is present off the hallway, leading to the bathrooms. Building Type D contains separate toilet rooms and bathrooms, while Building Types A, B, and C all contain bathrooms that feature a toilet. Building Type A contains two two-bedroom units; Building Type B contains two three-bedroom units; Building Type C contains two one-bedroom units; Building Type D contains two four-bedroom units.

The interior finishes are identical in all building types, and are utilitarian, reflecting the building's use as public housing. Finishes consist of concrete floors with tile, painted CMU perimeter walls and walls (with some areas of textured paint), gypsum wall board demising walls, and gypsum wall board or acoustical tile ceilings. Simple wood trim, baseboard and window stools are present in most areas. Bathrooms contain vinyl wall covering and flooring. Hollow-core wood doors provide access to the rooms.

Integrity: The site retains integrity, as no changes have been made to the spatial arrangement of the buildings, the concrete walkways, and grass courtyards. The buildings retain their form, plan, and minimal architectural detailing, and convey the original use as public housing. Although doors and windows have been replaced, they fill the original openings, leaving the fenestration patterns intact. The interior configuration has remained the same, with the exception of the removal or reconfiguration of the storage area in the living room and kitchen. Interior changes are reflective of typical apartment upgrades, such as new electrical fixtures, upgraded kitchens, and fire and life safety upgrades.

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Building Number	Building Type	Building Address	Year built	C/NC
1	D	1900 Gordon Avenue, Units 74 and 75	1954	C
2	B	1900 Gordon Avenue, Units 76 and 77	1954	C
3	B	1900 Gordon Avenue, Units 78 and 79	1954	C
4	B	1900 Gordon Avenue, Units 80 and 81	1954	C
5	B	1900 Gordon Avenue, Units 82 and 83	1954	C
6	A	1900 Gordon Avenue, Units 84 and 85	1954	C
7	A	1900 Gordon Avenue, Units 86 and 87	1954	C
8	A	1900 Gordon Avenue, Units 88 and 89	1954	C
9	A	1900 Gordon Avenue, Units 90 and 91	1954	C
10	A	1900 Gordon Avenue, Units 92 and 93	1954	C
11	A	1900 Gordon Avenue, Units 94 and 95	1954	C
12	A	1900 Gordon Avenue, Units 96 and 97	1954	C
13	C	1900 Gordon Avenue, Units 98 and 99	1954	C
14	C	1900 Gordon Avenue, Units 100 and 101	1954	C
15	Community Room	1900 Gordon Avenue	1954	C

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8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- A Owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years old or achieving significance within the past 50 years.

Areas of Significance

(Enter categories from instructions.)

COMMUNITY PLANNING AND DEVELOPMENT

Period of Significance

1954

Significant Dates

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation (if applicable)

Architect/Builder

Charles Hermon Dean, Jr. (Architect)

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Statement of Significance

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations).

Woolwine Apartments is locally significant under Criterion A in the area of COMMUNITY PLANNING AND DEVELOPMENT as a good example of a post-war public housing project. Woolwine Apartments, together with Lindsey Lawn, located 0.5 miles to the south, were the first two public housing developments planned by the Yazoo City Housing Authority, established in 1951, using funds from the Public Housing Authority (PHA) in Atlanta (the regional office assigned by the Federal Public Housing Authority) and a bond from Yazoo City.¹ Lindsey Lawn was constructed for African-Americans, while Woolwine Apartments was built for whites. The design of the fourteen residential buildings and one non-residential building that comprise Woolwine Apartments, their materials, and their organization on the site reflect the Yazoo City Housing Authority's instruction to the architects to follow the guidelines published by the PHA in 1945, which addressed methods of optimal site design and mandated design elements inside the apartments, such as room sizes and amenities. Published guidelines emphasized the importance of using durable building materials in order to reduce the ongoing cost of maintenance. Woolwine Apartments expresses these guidelines through its setting, landscaping and circulation patterns, and use of inexpensive yet durable building materials. The complex is significant at the local level and its period of significance is 1954, the date of construction.

Narrative Statement of Significance (Provide at least one paragraph for each area of significance.)

Criterion A: COMMUNITY PLANNING AND DEVELOPMENT

The resource is significant under Criterion A in the area of Community Planning and Development as one of the first planned public housing developments by the Yazoo City Housing Authority, with financial assistance from the Housing and Home Finance Agency of the Federal Public Housing Administration (PHA).

History of Public Housing

Permanent government built housing did not come into existence until the New Deal under President Franklin Roosevelt, through Title II, Section 202 legislation of the National Industrial Recovery Act of 1933. That act formed the Public Works Administration (PWA) and allotted \$3.3 billion for PWA projects, including the, "construction, reconstruction, alteration, or repair under public regulation or control of low cost housing and slum clearance projects."² Between 1933 and 1937, the PWA built 21,640 units in 36 metropolitan areas, one-third of which were occupied by African Americans, and 60% of which were in the South.³ However, by 1940, there still were not enough quality homes. Many Americans were still relegated to life in the slums. Surveys indicated that nationally an estimated 10,000,000 families (roughly 30% of the population) were living in substandard homes.⁴ It was clear that better housing was needed.

While the PWA made some progress in addressing the national housing shortage, housing scholars, including Catherine Bauer, Edith Elmer Wood, Helen Alfred and Mary Simlovitch, advocated for a stronger federal

¹ Minutes of Special Meeting of the Board of Commissioners of the Housing Authority of Yazoo City, Mississippi. February 20, 1951. 100.

² Lusignan, 9.

³ Katharine Shester, "American Public Housing's Origins and Effects." (PhD diss., Vanderbilt University, 2011), 8.

⁴ Reed, W.V. & Elizabeth Ogg. *New Homes for Old*. New York, NY: Foreign Policy Association. 1940, 8.

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housing policy which would provide safe, sanitary, well-designed modern housing.⁵ Fundamental ideas about what housing should provide were explored. Of particular importance was preserving the family unit. According to Dr. Wood “the most important function of any community is to build, maintain, and protect its homes and the families within them. Industry, business, and government are means toward this end.”⁶ Modern life required new housing that accommodated urban settlement patterns but without congestion, automobile and mass transportation, women working outside of the home, the domestic needs of housewives and children, and recreational facilities. In the minds of reformers all of these aspects of modern life demanded more than what the tenement or Victorian Era house could reasonably provide; hence a new approach to housing the nation was required.⁷ The philosophy behind this idea was that citizens cannot contribute to society if they are relegated to the slums and outdated housing. These reformers posited that good housing creates productive citizens who contribute to the overall health of society.⁸ Bauer and other reformers lobbied for a new federal policy in the 1930s, which resulted in the passage of the Wagner-Steagall Act in 1937.

The Wagner-Steagall Act created the United States Housing Authority (USHA) and provided federal subsidies to be paid to local Public Housing Authorities (PHAs) to improve living conditions for low-income families. In addition to providing low-cost housing, the legislation was intended to improve the lagging economy by providing employment in the construction industry. The explicit purpose of the act was to “alleviate present and recurring unemployment and to remedy the unsafe and unsanitary housing conditions and the acute shortage of decent, safe and sanitary dwellings for families of low income...”⁹ In order to qualify for the housing, income of potential tenants could be no higher than five times the rental cost of the unit (six times in the case of families with three or more children).¹⁰ State enabling legislation was required for a local government to form a PHA, and by 1949, 44 states passed the legislation, including Mississippi in 1938. As a result of the legislation, the number of local housing authorities across the country exploded, both in large cities and rural areas.¹¹ Between 1937 and 1949, a total of 160,000 units were built under the Housing Act of 1937, though most were built during World War II to house war time workers.¹² In 1942, the Federal Public Housing Authority (FPHA) replaced the USHA, but maintained all of the rights given to the USHA under the Weagner-Steagall Act.

The next major piece of housing legislation was the Housing Act of 1949, which tied public housing construction to urban redevelopment, and created subsidized housing programs other than public housing, included a housing priority for very low-income citizens, and mandated income limits and maximum rents.¹³ This legislation enabled local housing authorities to use eminent domain for “slum clearance.” These limitations benefitted business interests by leaving the working class to be housed by private builders, ensuring non-competitiveness with the private sector.¹⁴ Under Title I of the Act, a municipality could redevelop any “blighted” neighborhood with two-thirds of the cost financed by the federal government. Paired with the later Urban Renewal Act of 1954, the Housing Act of 1949 provided an opportunity to revitalize downtowns by rebuilding the tax base. In the process, however, large swaths of neighborhoods were destroyed and residents,

⁵ Wright, Gwendolyn. *Building the Dream: a Social History of Housing in America*. Cambridge: MIT Press, 1981, 220.

⁶ Bauer, *Citizen's Guide*, 2.

⁷ Bauer, Catherine. *A Citizen's Guide to Public Housing*. Poughkeepsie, NY: Vassar College, 1940. Published in celebration of the seventy-fifth anniversary of Vassar college and in honor of Henry Noble MacCracken. 5-9.

⁸ Bauer, *Citizen's Guide*, 2-4.

⁹ Stoloff, 11.

¹⁰ *Ibid.*, 3.

¹¹ Bauer, *Citizen's Guide*, 25.

¹² Shester, 13.

¹³ Stoloff, 4.

¹⁴ *Ibid.*, 5.

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predominantly African American, were displaced. The monolithic high-rise towers which became emblematic of public housing were constructed during this wave of urban redevelopment. The Urban Renewal Act did not require replacement housing, and only exacerbated the low-income housing crisis and reinforced patterns of racial and economic segregation.¹⁵ Between 1949 and 1968, 425,000 units of public housing had been razed with only 125,000 replacement units.¹⁶ However, in rural areas, local housing authorities continued to construct low-income housing. Often the rural housing was located on greenfield sites and racially segregated with African American housing developments located miles away from Caucasian and Latino developments.

The Civil Rights Act of 1968, popularly known as the Fair Housing Act, prohibited discrimination concerning the sale, rental, and financing of housing based on race, religion, national origin, and gender. Prior to its passing, race-based housing practices and covenants were still in force. Despite its passage, housing remained segregated in practice in many parts of the United States.

In the late 1960s through early 1970s, public housing development began to shift away from public housing authorities to private developers, and the direction of housing policy began to move away from supply-based models towards subsidized private development and demand-based delivery systems, such as housing vouchers. New projects took the form of vest-pocket projects, scattered sites, and turnkey development, and often included new leases and tenants' participation in property management. New incentives encouraged public-private partnerships for the construction of low-income housing developments (such as HUD sections 235, 236, 221d, and 8).¹⁷ These incentives were often referred to as "turnkey development," a jargon term for privately developed housing that was either leased or purchased by a housing authority for management post-construction.¹⁸ Turnkey development was designed as a program with two goals, the first of which was to provide a role for private developers in the design and building of public housing. The second goal was to reduce the delay which was caused by the more time-consuming procedures used in the development of conventional public housing designed by public housing authorities. For turnkey projects, developers submitted a proposal and bid which described a proposed housing project to a housing authority. If the developer's bid was selected, then the housing authority would enter into a contract with a developer to purchase the development from the developer as long as the work complied with the contract.¹⁹

Design of Public Housing

The style of the housing was usually left to the local architect of the project, but architects were urged to achieve simplicity in design to keep construction and maintenance costs low. As a result, the majority of public housing projects are plain, with minimal decorative elements such as cantilevered porches, metalwork, and masonry belt courses. While some of the earlier PWA-constructed projects were designed in a high style taking cues from Modernist and Moderne architecture, as were urban high-rise developments constructed in the 1950s under the 1949 Housing Act, rural and suburban housing developments were based on popular suburban style housing.

The Ranch style home as a public housing typology was heavily influenced by popular middle-class building types as seen at Levittown and other suburban developments in the mid-century period. Levittowns were

¹⁵ Wright, 232.

¹⁶ Wright, 234.

¹⁷ Ibid.

¹⁸ Zimbalist, Stuart. "The Function of the Private Builder, Manager, and Owner in the Evolution of the Low-Rent Housing Program." *The Urban Lawyer*, Volume 2, No. 2: Symposium on Housing: Problems and Prospects in the 1970's Part 2. 1970.

¹⁹ Zimbalist, 176.

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constructed by William Levitt and his company Levitt & Sons in multiple locations in the United States, including seven large suburban housing developments. While the Levitts were not the first to build suburban tract housing catering to a moderate income base, they were adept at identifying and refining methods of design, planning, construction, and marketing targeted to a middle-working class customer base.²⁰ The housing constructed at Levittown refined the design of the Ranch style house and moved more toward a modern look. The design of the Ranch took cues from the Modernist housing of early decades, but with a more conservative leaning. While there were other housing types in the Levitts' developments, the "Ranch" style quickly became the most popular, due both to its modern style and economical price tag. The Ranch style included an open floor plan with a foyer, kitchen, dining area, and living room forming a single space. The exterior was limited in ornamentation connoting a more modern style, designed in multiple color schemes buyers could select from. The Ranch became so popular that it led the editors of *Architectural Forum* to call it the "most spectacular buyer's stampede in the history of US house-building."²¹ In the interior of the buildings, built-in cabinets eliminated the need for excessive furnishings. "Shoulder-high windows" increased privacy, a feature that was especially important in postwar suburban housing developments. The absence of clutter and the ability to maintain privacy from neighbors connoted a white middle-class identity.²² Claiming the middle-class identity was especially important for new residents leaving crowded tenements or dated housing. For local housing authorities, connecting to the ideal middle-class design in the construction of suburban and rural public housing was strategic, as it promoted the idea that the low-income residents could be reformed when provided with this type of housing.

Federal Housing Standards

As the federal housing program matured, the use of standardized plans and model unit designs became a common practice. In 1935, the Branch of Plans and Specifications within the PWA created a series of plans for the basic public housing groupings which included plans for apartment buildings and row houses of various types and sizes. *Unit Plans: Typical Room Arrangements Site Plans and Details for Low Rent Housing* was used by local architects appointed to PWA projects across the country, forming the basis of PWA public housing design. Another manual first published in 1939 provided guidance for site design. Titled *Design of Low-Rent Housing Projects: Planning the Site*, the manual begins with a clear diagram illustrating "What Not To Do" which was an illustration of a typical residential front yard. Seen as a waste of space and unnecessary expense, the front yard was eliminated and replaced with "pooled space" to be shared among occupants.²³ Published in 1945 by the FPHA, the manual *Minimum Physical Standards and Criteria for the Planning and Design of FPHA-Aided Urban Low-Rent Housing* mandated minimum distances between buildings to maximize natural sunlight. Other specifications were economically driven. Attached dwellings were encouraged for public housing groupings because they afforded considerable savings over detached models, reducing the length of plumbing lines and necessary materials. Certain building materials were also suggested based on whether or not they were fireproof, efficient, and low in maintenance costs.²⁴

After World War II, the FPHA reaffirmed and refined the minimum standards for public housing and continued to issue additional bulletins related to site planning. After the passage of the Housing Act of 1949, the PHA issued a set of design guidelines titled *Low-Rent Public Housing: Planning, Design, and Construction*

²⁰ Longstreth, Richard. "The Levitts, Mass-Produced Houses, and Community Planning in the Mid-Twentieth Century." Dianne Harris. *Second Suburb: Levittown, Pennsylvania*. Pittsburgh, PA: University of Pittsburgh Press, 2010. 125.

²¹ Longstreth, 144.

²² Harris, 219.

²³ Eran Ben-Joseph, *Regulating Place: Standards and the Shaping of Urban America* (New York: Routledge, 2005), 71.

²⁴ Lusignan, 27.

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for Economy, which addressed the newly-passed construction cost limits and set size standards for rooms higher than the previous minimums. The booklet also addressed new regulations regarding high-rise public housing developments, which were becoming the standard in larger metropolitan areas.²⁵ Later in the 1950s, regulations placed a stronger emphasis on project costs, urging local housing authorities to achieve “rock-bottom cost without jeopardy to its function.” Design and construction methods were of utmost importance in keeping costs down, as illustrated by the PHA stating that “in no other field or architectural and engineering design are the qualities of simplicity and restraint more important.”²⁶ New *Minimum Physical Standards* were issued in 1955, which set more liberal room size requirements, but otherwise maintained previous standards published in years prior. The FHPA continued to issue bulletins about site and project planning to guide housing projects, and does so today.

Building on design standards established throughout the mid-twentieth century were new regulations which allowed for private sector development of public housing. In the late 1960s through early 1970s, vest-pocket projects, scattered sites, turnkey development, new lease forms, and tenants’ participation in management, began to form a very different kind of design entity out of public housing. Private sector or “turnkey” projects shifted away from the earlier high-rise developments and solidified low-rise clustered ranch-style housing as the ideal public housing typology. The small, compact clusters of units, reflected contemporary private-sector single family homes.²⁷ Single-story and two-story, Garden-style duplex units were common during this era and reflected the desire to “de-densify” public housing after the failure of high-rise developments. Common design features of these duplex developments included brick construction, gabled asphalt shingle roofs, and first floor porches, resembling Ranch style houses.

The National Park Service MPDF “Public Housing in the United States” (2004, never officially listed), describes general characteristics of public housing developments. These characteristics include minimal decoration; repetitive building forms; livable human scale and a balance between buildings and open space; non-residential buildings such as community centers, offices, and recreation rooms; and careful site planning in regard to spatial design, circulation patterns, semi-private garden and courtyard areas, and landscaping. Interior features of public housing projects are utilitarian with simple finishes such as painted concrete block or plaster walls, asphalt tile or linoleum flooring over concrete floors, and simple kitchens with built-in cabinetry.²⁸

History of Housing in the Mississippi Delta

During the early-mid 20th century, the Mississippi Delta was home to primarily sharecroppers. The sharecropping system involved land owners renting out land to tenant farmers for a share of the crop. Typically, the landlord would receive half of the sharecropper’s profits. Other basic necessities such as housing, and education were often provided by the landlord.²⁹

²⁵ Ben-Joseph, 91.

²⁶ Ben-Joseph, 92.

²⁷ Davis, Sam. *The Form of Housing*.

²⁸ *Ibid.* It is important to note that while the idea of low-rise, relatively low-density town planning marked by ample green space for the middle and working classes comes from Garden City planning approaches, the subject property bears no formal resemblance to a Garden City. Unlike Garden Cities, which are characterized by winding streets organized around a central green space onto which face civic and commercial buildings, and which are connected to the center of a major city by train and are well-scaled to pedestrians, these properties resemble post-war US middle-class suburbs, which lack most of the advantageous elements of Garden Cities.

²⁹ Eswaran, Mukesh, and Ashok Kotwal. "A Theory of Contractual Structure in Agriculture." *The American Economic Review* 75, no. 3 (1985): 352-67.

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The living conditions of these sharecroppers were typically substandard, often absent of running water, indoor plumbing, or climate control. Malnutrition was also common with sharecroppers. In 1943, a census enumerator named Mildred S. Topp recorded how poor living conditions were for the workers, stating that she found that, “ten to twenty people were living in two-and-three room tenant houses, an environment that prevented any morals or decency.” A land tenure study from the Delta Council published in 1943 provided what the author saw as a “balanced view” of the sharecropping system, which emphasized its efficiency and high volume production.³⁰ In reality, the rural poor often had no other choice, particularly the African American population who faced discrimination under Jim Crow and limited economic opportunity. The same year (1943), Frank J. Welsh, head of the department of agricultural economics at Mississippi State University, observed that landowners preferred an employee who was docile and had low social and economic status.³¹ Combined with poor housing, diet, and education, there were few opportunities for economic advancement.³²

By the 1950s and 1960s, the sharecropping system was being replaced by tenant farming and large scale farming operations. More and more farmers were looking to professional specialists at the agricultural colleges and experiment stations. These changes prompted farmers to plant more reliable crops by applying the correct types, and amounts, of fertilizer and insecticides. This was done by keeping accurate business records, adopting more efficient machinery, and by accepting advice on how to control plant diseases.³³ Furthermore, the mechanization of agriculture also aided in the “labor push” of workers. The increase in mechanization was stimulated during World War II and immediately after due to a shortage of labor caused by the Great Migration of black and white southerners to northern cities which in turn caused a rapid increase in the cost of hand harvesting.³⁴ The idea of mechanized cotton harvesting was introduced as early as the 1930s by the Rust Cotton Picker Company. However, due to a lack of financing for commercial production, the Rust Cotton Picker Company filed for bankruptcy in the early 1940s. In taking the reins from the Rust Cotton Picker Company, the International Harvester Corporation announced in 1942 that they had formulated plans for a production-ready mechanized cotton picker. “In 1947, the International Harvester Corporation opened a new plant in Memphis, Tennessee, and became the first company to commercially produce a mechanized cotton picker.³⁵ From 1949 to 1959, the percent of mechanically harvested cotton rose from 4% to 38%; by 1964 it had risen to 68%.

These changes significantly affected the sharecroppers. Many of the rural, African American population moved to cities located in the northern states to higher-paid work in factories. Others, however, moved to towns and cities in the region, like Yazoo City; this due to low-social status prompted by racial and economic inequality encouraged and increased the need to create public housing systems.

Public Housing in Mississippi

Following the passage of the Housing Act of 1937, in 1938, the State of Mississippi passed the Housing Authorities Act which allowed local communities to create public housing authorities. This authorized municipalities to pass a resolution creating a self-appointed commission independent of the local government to assume responsibility for public housing within the community. This was a practical approach that granted

³⁰ Woodruff, Nan Elizabeth. "Mississippi Delta Planters and Debates over Mechanization, Labor, and Civil Rights in the 1940s." *The Journal of Southern History* 60, no. 2 (1994): 263-84.

³¹ Ibid.

³² Ibid.

³³ Fite, Gilbert C. "Southern Agriculture since the Civil War: An Overview." *Agricultural History* 53, no. 1 (1979): 3-21.

³⁴ Willis Peterson, and Yoav Kislev. "The Cotton Harvester in Retrospect: Labor Displacement or Replacement?" *The Journal of Economic History* 46, no. 1 (1986): 199-216.

³⁵ Donald Holley, "John Daniel Rust (1892-1954)," *The Encyclopedia of Arkansas History & Culture*.

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communities access to federal dollars but also allowed local political leaders to avoid the wrath of local real estate and business leaders who opposed this erosion of what was considered private enterprise.³⁶ The Housing Authorities Act faced both political and legal challenges as did a number of individual public housing authorities in Mississippi. One result was that in the early 1960s, the Mississippi Legislature restricted the power of housing authorities, limiting the ability to apply for federal funds to housing agencies created prior to July, 1962.³⁷

The first public housing in the state was in Laurel, constructed by the Laurel Housing Authority, in 1939. The project, Beacon Homes, was located at the west end of town and consisted of 150 units built at a cost of \$564,000 (\$3,760 per unit), funded with Public Housing Administration funding. These units consisted of a mix of one-and two-story framed masonry clad buildings. One-story buildings typically housed two units and the two-story typically housed four units. Construction on the complex was completed within one year.³⁸

Ultimately, six communities participated in the Public Housing Administration program during the Depression period: Biloxi, Clarksdale, Hattiesburg, Laurel, McComb, and Meridian. In total, 1,461 units were built in Mississippi between 1939 and 1941. These projects ranged in size, from the smallest project of 80 units at Mountain View Village in Meridian to the largest in Laurel of 150 units at Beacon Homes. Eight projects ranged between 80 and 96 units and six projects ranged between 112 and 150.³⁹

In September 1940 in Laurel, Mississippi conducted a meeting of housing officials to discuss the status of the public housing program in Mississippi, and to consider the advisability of organizing a state association of housing officials. At this time, there were 11 municipal and 33 county housing authorities in the state. Five municipal authorities (Meridian, Laurel, McComb, Hattiesburg, and Biloxi) had secured 5 million dollars for public housing, and one county authority (Lee) had secured approximately \$600,000 for a rural housing program. Forty-four authorities of the state had requested approximately \$19 million for public housing projects in addition to the \$5 million provided by the United States Housing Authority. The projects included three different types of public housing: urban, rural, and defense.⁴⁰

The Southern United States, along with the Northeast, led the nation in providing public housing after 1940, and by 1970 about 69% of all public housing was located in the two regions.⁴¹ In Mississippi, the need for public housing was among the greatest of all Southern states; the 1960 census reported that Mississippi had the lowest number (44.5%) of occupied units in sound condition (which is defined as having adequate plumbing) in the nation.⁴² Prior to wide-scale adoption of public housing practice, Mississippi housing was extremely overcrowded, with almost 25% of housing units labeled as overcrowded in the 1960 census.⁴³ The state also had one of largest proportions of African Americans in the population, with over 1/3 of homes occupied by nonwhite residents. Farm housing reported almost one-half (45.5%) occupied by non-whites.⁴⁴

³⁶ *Clarion-Ledger* (Jackson, MS), September 19, 1961, September 22, 1961, p. 12; December 16, 1961, p. 2.

³⁷ Cited in *Muirhead v. Pilot Properties*, 258 So. 2nd 2323 (1972).

³⁸ Paul R. Lusignan et al., "Public Housing in the United States, 1933-1949" Multiple Property Documentation Form, National Park Service. December 1, 2004, Appendix IV: Federal Housing Projects, 1933-49.

³⁹ *Ibid.*

⁴⁰ "State Housing Meet Planned," *Enterprise-Journal* (McComb, Mississippi), 17 September 1940.

⁴¹ Shester, 23.

⁴² Mary Wallace Crocker, "The Role of Public Housing in Mississippi" (M.A. Thesis, University of Mississippi, 1963), 6.

⁴³ *Ibid.*, 7.

⁴⁴ *Ibid.*, 8.

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State legislation enabling the implementation of the Housing Act of 1937 was passed in Mississippi in 1938. Between 1940 and 1960, Mississippi constructed 5,556 public housing units.⁴⁵

Following WWII, the design of public housing projects nationally began to stray from the courtyard models employed in the 1930s and 1940s, but this practice was mostly confined to large cities. Because population density was much lower, developments in Mississippi during this period aligned with the garden models of earlier years following standards extolled by Bauer and other housing experts.⁴⁶ Highway Village in Meridian, constructed in 1941, is an early example of public housing design in Mississippi. It consisted of ten residential buildings symmetrically arranged on a triangular lot, with shared open space, a curving drive through the site, and non-residential buildings such as an office and community room. It was constructed specifically for white residents. The two-story buildings are uniformly constructed of red brick, with gabled roofs and simple shed-roofed porches. Also constructed in 1941, and closely resembling Highway Village was Beacon Homes in Laurel, a large development consisting of more than twenty one and two-story brick, hip-roofed buildings with gable-roofed porches demarcating entrances, also built for white residents. The buildings' entrances faced city streets, allowing large expanses of lawn to be shared as common "backyards." Briarfield Homes in Hattiesburg, constructed in 1940, shares the same characteristics: two-story brick buildings with porches demarking the entrances, symmetrically arranged on a lot in order to share open expanses of lawn, connected by a network of sidewalks.

The Yazoo City Housing Authority, established in 1951, operates 204 affordable units across its public housing portfolio. These units are housed at Woolwine Apartments (28 units, 1954), Lindsey Lawns Apartments (72 units, 1952), Fouche Apartments (50 units, 1970s), Woolwine Extension Apartments (12 senior units, 1988), and Delta Circle Apartments (42 senior units, constructed in 1978). In 1986, the Yazoo County Fair and Civic League built the Lintonia Apartments.⁴⁷ The project was constructed to house elderly and disabled residents, and was aided with a grant from over \$1.5 million from HUD. In total, there were 48 apartments constructed.⁴⁸

Woolwine Apartments was the second public housing project constructed in Yazoo City, after Lindsey Lawns in 1952, which was constructed for African Americans. Both projects, however, were planned simultaneously, starting in 1951. Working with the Atlanta Office of the Public Housing Authority, the Yazoo City Housing Authority created approvable plans for segregated low-rent housing units. The contract with the architects, stated that "the Improvement shall be designed to meet the Minimum Physical Standards and Criteria for Planning and Designing PHA-Aided Low-Rent Housing issued by the PHA."⁴⁹ Project 63-1, later named Woolwine Apartments, was planned as a development for white occupants and it opened in 1954.

The number of housing developments in Mississippi grew dramatically between 1950 and 1960. By 1960, twenty-five counties were participating in the public housing program, as opposed to only seven in 1950.⁵⁰

In 1956, the Public Housing Administration undertook the largest public housing construction program for the Southeast since World War II. Included in the plan were 1,367 units to be built in 14 locations across

⁴⁵ Shester, 22.

⁴⁶ Shester, 22.

⁴⁷ The Yazoo County Fair and Civic League was founded in 1932 as an organization geared towards black residents of Yazoo City in order to provide for them a safe place to enjoy recreational activities. The organization was officially chartered in 1935 and continues to operate today.

⁴⁸ "Yazoo Fair & Civic League has a long history of community service," *The Yazoo Herald* (Yazoo City, Mississippi). 07 Feb 2015.

⁴⁹ Minutes of Special Meeting of the Board of Commissioners of the Housing Authority of Yazoo City, Mississippi. February 20, 1951. 9.

⁵⁰ Shester, 22.

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Mississippi including: Corinth (80 units), Okolona (50 units), Starkville (80 units), Aberdeen (88 units), Columbus (380 units), Gulfport vicinity (230 units), Iuka (26 units), McComb (175 units), Moss Point (70 units), Ocean Springs vicinity (62 units), Pass Christian vicinity (28 units), Poplarville (30 units), and Wesson (20 units).⁵¹ By 1967, there were 6,024 Public Housing units in Mississippi spread out across 54 cities.⁵² Currently there are 56 housing authorities in Mississippi which oversee 50,947 public housing units.⁵³

Woolwine Apartments as Example of Public Housing:

Woolwine Apartments is a good example of standardized public housing design in the mid-20th century. Woolwine Apartments was designed for white residents, in contrast to Lindsey Lawn Apartments, which were designed for blacks. The design of the site, including simple architectural design of the residential buildings, and economical materials reflect the recommended standards for public housing design published by the Public Housing Authority in the 1930s and 1940s.

The distance between the buildings combined with the low one-story height of each allows for each building to receive plentiful natural light and “prevailing breeze.”⁵⁴ In this way, the development meets the standards published in *Minimum Physical Standards and Criteria for Planning and Designing PHA-Aided Low Rent Housing*, which was issued by the PHA in 1945. The shared open lawns of the site also adhere to the *Standards*’ which prohibited the use of enclosed courtyards.⁵⁵ The interior plans also adhere to the *Minimum Physical Standards*, which dictated that each unit must contain a living room and kitchen, that bedrooms should be separated and equipped with closets, and that each unit must contain full bathroom, linen closet, coat closet, and one general storage space.⁵⁶ In the Woolwine Apartments, this “general storage” space is the large storage area located along the perimeter wall in the kitchen. Each building type also contains linen closets near the bathrooms and clothes closets in each bedroom. A later bulletin published by the FPHA entitled *Public Housing Design: A Review of Experience in Low-Rent Housing* (1946), which was required reading for every local housing authority, described a preference for orienting residential buildings with entrances facing away from the street, “giving tenants the largest degree of freedom from traffic noise and dangers.”⁵⁷ Hence, the majority of buildings at Woolwine Homes are oriented with their ends facing Gordon Avenue. Lastly, the interior materials reflect the desire for the construction of public housing to be economical, yet durable and long-lasting. CMU demising walls, concrete floors covered with tile, and a lack of costly ornament adhere to the desire for economic efficiency. Concrete walkways provide access to units from the u-shaped drive, which is separated from the main road.

Woolwine Apartments also possesses characteristics of eligible properties identified in the MPDF *Public Housing in the United States, 1933-1949*.⁵⁸ These characteristics include minimal decoration; repetitive building forms; livable human scale and a balance between buildings and open space; the presence of non-residential buildings (which, in this case, is the community room); and careful site planning in regards to spatial design, circulation patterns, semi-private garden and courtyard areas. The MPDF states that interior features of public housing projects are utilitarian with simple finishes such as painted concrete block or plaster walls, asphalt tile or linoleum flooring over concrete floors, and simple kitchens with built-in cabinetry, all

⁵¹ “175 Housing Units OK’d For McComb,” *Enterprise-Journal* (McComb, Mississippi), 01 August 1956.

⁵² “Answers about Urban Renewal,” *Delta Democrat-Times* (Greenville, Mississippi), 27 July 1969.

⁵³ “Affordable Housing and Housing Authorities in Mississippi.” <http://affordablehousingonline.com/housing-search/Mississippi/>

⁵⁴ Ben-Joseph, 84.

⁵⁵ *Ibid.*

⁵⁶ *Ibid.*

⁵⁷ *Ibid.*

⁵⁸ The MPDF states that housing projects built after 1949 may be able to use the context and registration requirements. (Section F, p 70).

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which are present at the Woolwine Apartments. While the doors and windows have been replaced, they still adhere to the minimalist characteristics presented by the MPDF.

Conclusion:

Woolwine Apartments is a locally important example of a mid-century public housing project, and was one of two inaugural projects in Yazoo City, Mississippi. The buildings express the standards mandated by the Federal Public Housing Authority for site planning, architecture, and interior plan. The complex retains its original design with minimal alterations and thus retains integrity.

Additional historic context information (if appropriate)

History of Yazoo City

Yazoo City, Mississippi is located in Yazoo County, 40 miles northwest of Jackson. After the 1820 Treaty of Doak's Stand, the Choctaw Nation sold their northwestern lands to the United States, and Mississippi opened to settlement. In 1823 the Mississippi legislature created Yazoo County. In 1828, the land along the Yazoo River which comprises Yazoo City was in the hands of five proprietors who began planning for a speculative port city to export cotton down the Yazoo and Mississippi Rivers to New Orleans. The town, which was named Manchester, was thoroughly surveyed and laid out and subdivided into numbered lots.

In 1830, proprietors announced the auction sale of lots in Manchester on February 22, 1830, and after two days most of the real estate had been sold. By 1840, Manchester had over 1,000 residents and was shipping 25,000 bales of cotton each year. By 1841, Manchester's citizens voted to change its name to Yazoo City.⁵⁹ In addition to the cotton industry the logging of virgin hard wood and cypress forest created a lumber industry which played a major role in Yazoo City's growth.

During the Civil War, Vicksburg's status as a citadel made communities along the Yazoo River Union targets. By the spring of 1863, the Yazoo River was controlled by the Union Navy, and Yazoo City was temporarily occupied several times. After the war, the city went through a long and, difficult recovery. Farming in the area switched over to the sharecropping system.

After the difficult 1870s, the cotton industry had regained strength and in 1884 the railroad connected Yazoo City to the capital city, Jackson.⁶⁰ By 1890, the population was nearing 3,500 and the city had electricity and a streetcar line. In 1904, Yazoo City suffered a devastating fire that destroyed roughly 200 buildings in 28 blocks. The cost of destruction was estimated to be between two million to two-and-a-half million dollars. Due to the destruction and ensuing chaos within the city, the city was put under martial law. Of the total number of buildings destroyed, about fifty were related to some of the wealthiest citizens of the county.⁶¹ The population rebounded, reaching over 7,700 by 1910, and the city had private telephone lines, an ice-plant, yarn mill, and a cotton compress.

Floods and fires throughout the 1920s resulted in numerous periods of reconstruction. In 1927, Yazoo City extensive flooding occurred at the lower end of the city along the west side of the Yazoo River, with an additional 15,000 acres in the surrounding area.⁶²

⁵⁹ "A History of Yazoo," http://cityofyazoocity.org/?page_id=2

⁶⁰ Richard J. Cawthon. Railroads in Mississippi. MDAH, Historic Preservation Division, November 2005.

⁶¹ "\$2,000,000 FIRE IN YAZOO CITY: Area of Twelve Blocks in Length and Three in Width Burned Over," New York Times: May 25, 1904.

⁶² "Bad Levee Break," Daily News (New York, New York): April 29, 1927.

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Following the Great Depression, a nationwide agricultural revival boomed in order to accommodate Europe's reconstruction and an expanding U.S. population. As a result, Yazoo City's cotton industry thrived with a continuous growth of over 30% during the following decade.⁶³ At the same time that the cotton industry was growing, Yazoo City experienced an oil boom with the first discovery of the Tinsley Oil Field in 1939. The discovery prompted an excitement throughout the state, and was a major catalyst for the rise of the oil industry in Mississippi. The Tinsley Oil Field was located roughly fifteen miles south of Yazoo City. In celebration of Tinsley's first anniversary in 1940, Yazoo City held a fair. The following year, Tinsley was ranked third among oil production in the United States. This economic growth, spurred by the cotton and oil industries, and the changes to the rural sharecropping/agricultural system, created a greater influx of Yazoo County residents moving into town. Between 1940 and 1950, the urban population of Yazoo County increased by 34%, while the rural population of the county decreased by 21%. This influx in population prompted the need for new housing in Yazoo City.⁶⁴

In 1950, a third economic entity established its roots in Yazoo City with the construction of the Mississippi Chemical Corporation plant in Yazoo City. The plant was completed in 1951, making the Mississippi Chemical Corporation the world's first cooperative to build a nitrogen production plant. Between 1952 and 1972, the company grew as it worked to set up a network of delivery terminals across the South. The company also increased its chemicals output with the construction of the Kellogg ammonia plant constructed in 1966 in Yazoo City. Two years later, in the company completed a new headquarters building located north of downtown.⁶⁵

Like much of the southern United States at this time, Yazoo City was defined by racial segregation. Like many cities and communities throughout Mississippi, a large portion of the residents were African-American. In Yazoo City, there were relatively equal numbers of white and African-American citizens. Examples of segregation patterns were found in schools, libraries, hospitals, and housing developments. Segregation within schools in Yazoo City was present until 1970. However, efforts to eliminate school segregation were attempted, earlier including an effort in 1955 when the local NAACP branch signed a petition to the local school board to implement the Brown vs. Board of Education decision. Shortly after the petition was submitted, the White Citizens Council of Yazoo City took out a full-page ad in the Yazoo City newspaper that listed all the names and addresses of those who signed the petition, adding animosity to the integration process.⁶⁶ Years later in 1970, the two segregated high schools were integrated into one, known as the Yazoo City High School.

From 1970 to 1990, the population of Yazoo City remained relatively stagnant, with a population that averaged 12,000. By 1990, the population of Yazoo City was predominately African-American, exceeding more than two thirds of the total population.⁶⁷

Charles Hermon Dean, Jr., Architect:⁶⁸

⁶³ Justin Gardner and Tom Nolan, "An Agricultural Economist's Perspective on the Mississippi Delta," *Arkansas Review: A Journal of Delta Studies*, August 2009, Vol. 40 Issue 2, 82.

⁶⁴ United States Census Bureau, *1950 Census Population of Mississippi*.

⁶⁵ "Mississippi Chemical Corporation," *International Directory of Company Histories*, Vol. 39. St. James Press, 2001.

⁶⁶ Joseph Crespino, "In Search of Another Country: Mississippi and the Conservative Counterrevolution," (Princeton University Press, 2007), p. 29.

⁶⁷ United States Census Bureau, *1990 Census Population of Mississippi*.

⁶⁸ The initial contract in 1951 is between the Yazoo City Housing Authority and Turner & Dean Architects of Jackson, MS. However, as the project was delayed due to site relocation, the project was carried out solely by Charles H. Dean, Jr.

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Charles Hermon Dean, Jr., (b. 1910-1997) a native of Brookhaven, Mississippi, achieved a Bachelor of Architecture from Tulane University in 1932. He was admitted to the AIA in 1949, the same year in which he began an independent practice, which he operated from 1949, 1950 and 1952-1961. From 1950 to 1952, he partners with John Latimer Turner, with whom he designed Lindsey Lawns, the first completed public housing development in Yazoo City. The AIA Directory from 1956 lists “Administrative Building & Housing Project (White)” in his list of works. Other notable works include Farm Bureau Life Insurance Building in Jackson, completed in 1958, and several churches around the state of Mississippi.⁶⁹

⁶⁹ AIA Historical Directory of American Architects. <http://public.aia.org/sites/hdoaa/wiki/Wiki%20Pages/Find%20Names.aspx>

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Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____
- recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- State Historic Preservation Office
- Other State Agency
- Federal Agency
- Local Government
- University
- Other
- Name of repository: Yazoo Housing Authority Archives

Historic Resources Survey Number (if assigned): 163-YAZ-0280

10. Geographical Data

Acreage of Property 3.6

(Do not include previously listed resource acreage; enter "Less than one" if the acreage is .99 or less)

Latitude/Longitude Coordinates

Datum if other than WGS84: _____
(enter coordinates to 6 decimal places)

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Name of Property		County and State			
1	<u>32.87473</u> Latitude	<u>-90.40257</u> Longitude	3	<u>32.87238</u> Latitude	<u>-90.40185</u> Longitude
2	<u>32.87261</u> Latitude	<u>-90.40258</u> Longitude	4	<u>32.87452</u> Latitude	<u>-90.40182</u> Longitude

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Verbal Boundary Description (Describe the boundaries of the property.)

Woolwine Apartments is bound by Gordon Ave to the west, East 19th Street to the south, and the property line for the tax parcel to the east and north.

Boundary Justification (Explain why the boundaries were selected.)

The boundary encompasses the entirety of the 1956 development using the legal property boundaries.

11. Form Prepared By

name/title	<u>Cindy Hamilton</u>	date	<u>1/2/2018</u>		
organization	<u>Heritage Consulting Group</u>	telephone	<u>215-248-1260</u>		
street & number	<u>15 West Highland Avenue</u>	email	<u>chamilton@heritage-consulting.com</u>		
city or town	<u>Philadelphia</u>	state	<u>PA</u>	zip code	<u>19127</u>

Additional Documentation

Submit the following items with the completed form:

- **GIS Location Map (Google Earth or BING)**
- **Local Location Map**
- **Site Plan**
- **Floor Plans (As Applicable)**
- **Photo Location Map** (Key all photographs to this map and insert immediately after the photo log and before the list of figures).

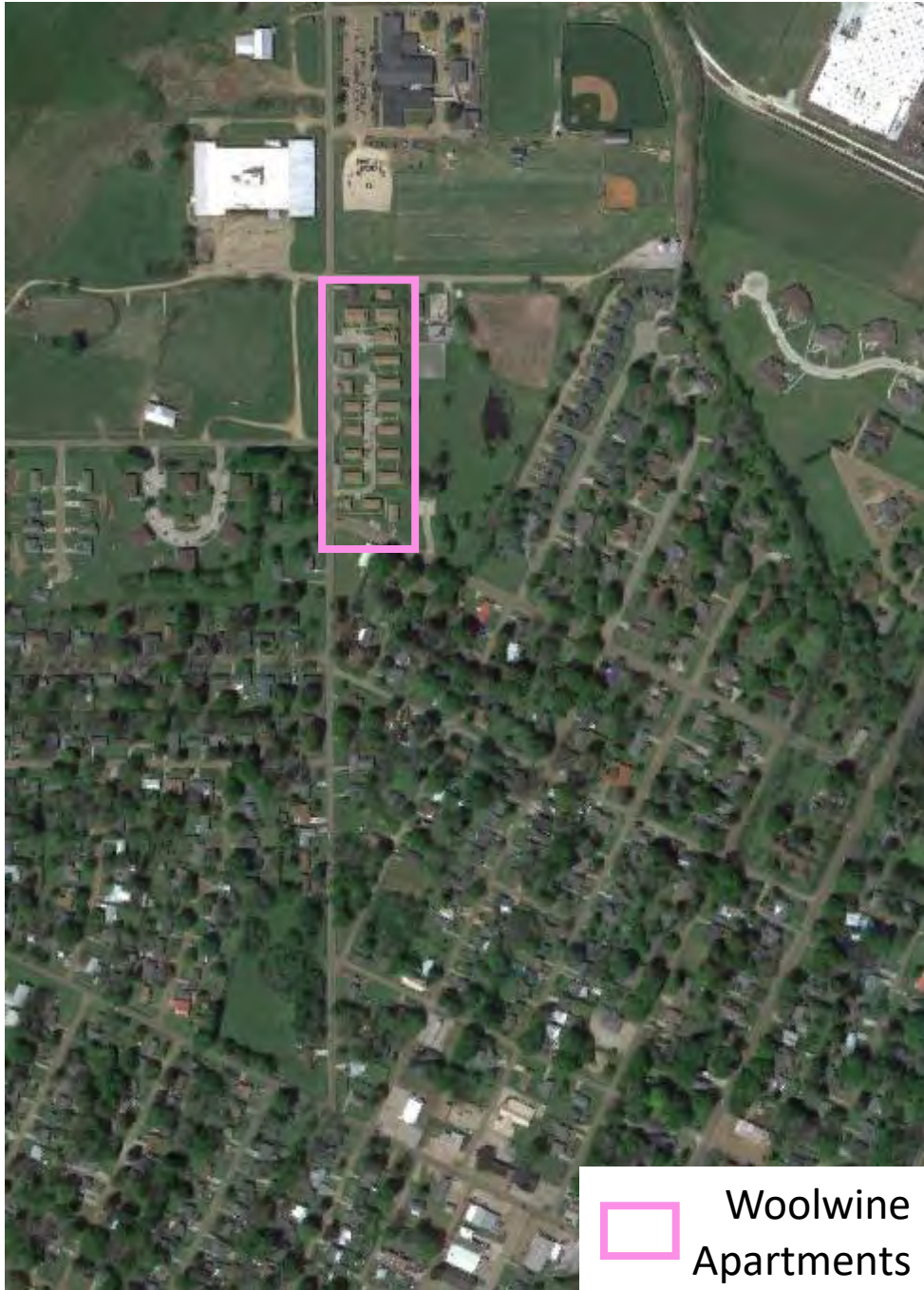
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GIS Location Map



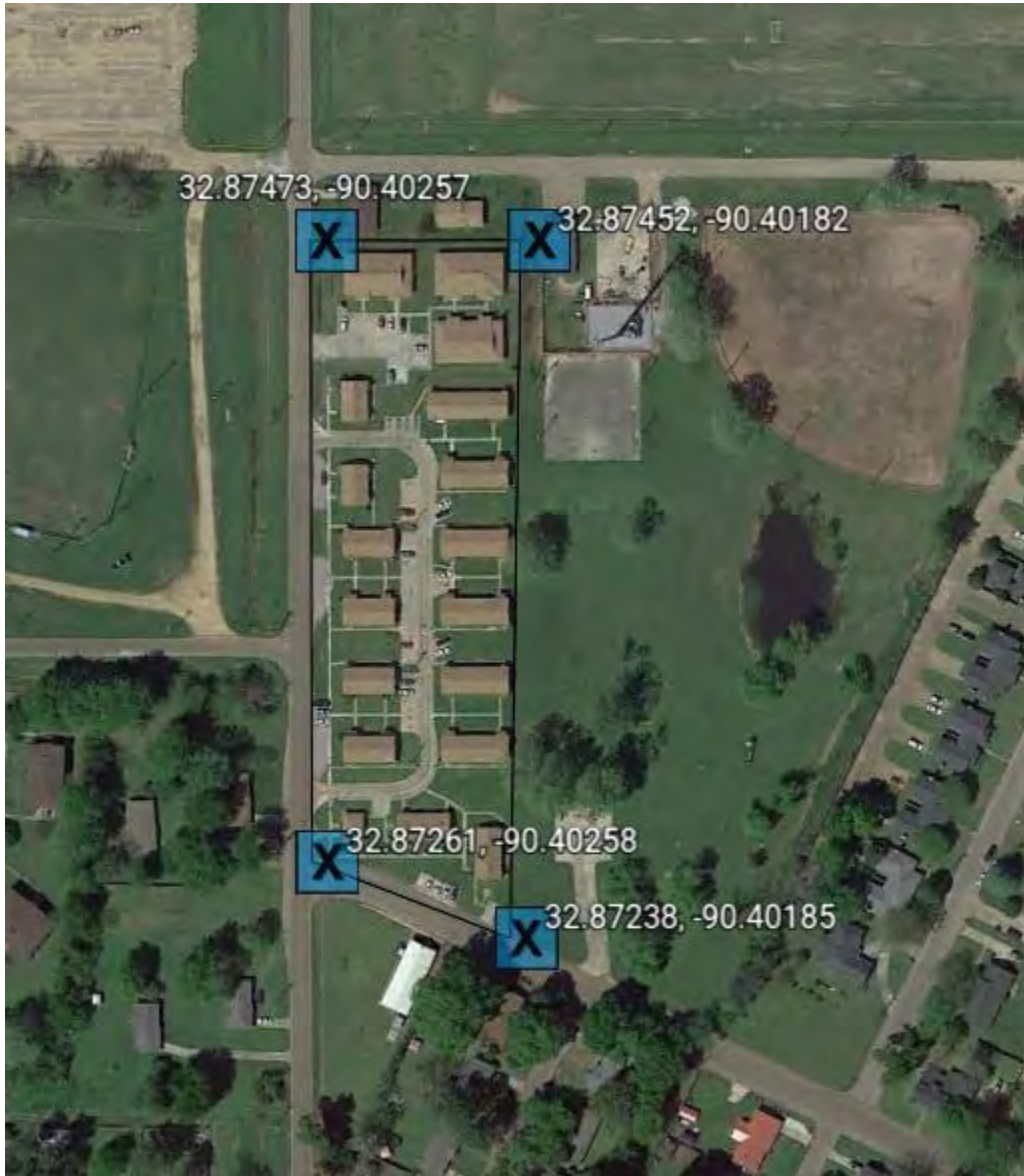
Woolwine Apartments

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Local Location Map



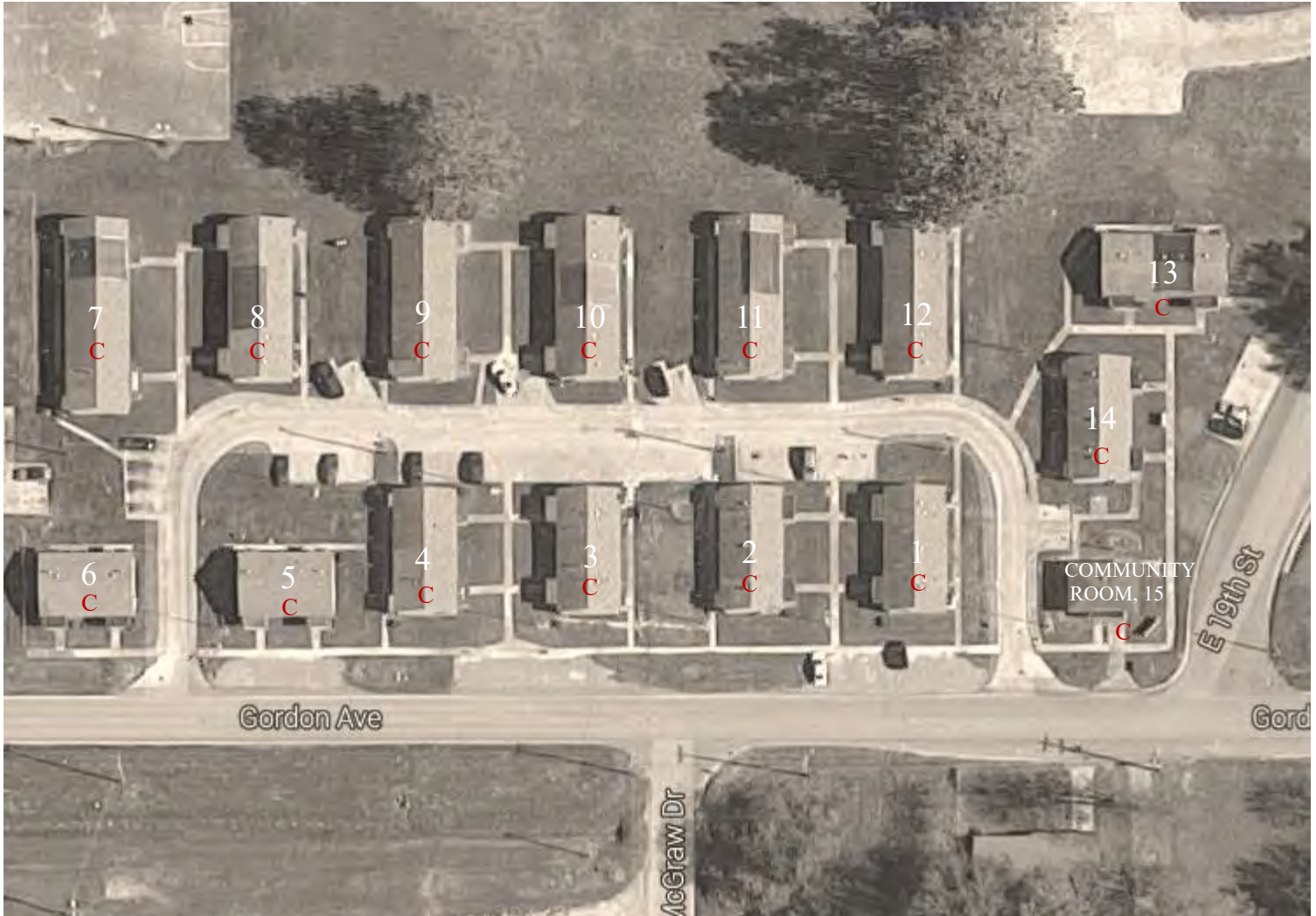
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Site Plan



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Photographs:

Submit clear and descriptive photographs under separate cover. The size of each image must be 3000x2000 pixels, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and does not need to be labeled on every photograph.

Photo Log

Name of Property: Woolwine Apartments
City or Vicinity: Yazoo City
County: Yazoo County **State:** Mississippi
Photographer: Heritage Consulting Group
Date Photographed: January 2016

Description of Photograph(s) and number, include description of view indicating direction of camera:

- Photo 1 of 21: View of center of historic district, looking north.
- Photo 2 of 21: View of Building 14, looking northeast at southwest corner.
- Photo 3 of 21: Interior view of living room (Building Type A), looking south.
- Photo 4 of 21: Interior view of hallway (Building Type A), looking north.
- Photo 5 of 21: View of Building 12, looking north at south elevation window detail.
- Photo 6 of 21: Interior view of hallway (Building Type B), looking east.
- Photo 7 of 21: View of Building 11 (left) and Building 12 (right), looking east.
- Photo 8 of 21: Interior view of living room (Building Type B), looking northeast.
- Photo 9 of 21: Interior view of bedroom (Building Type B), looking southwest.
- Photo 10 of 21: Interior view of kitchen (Building Type D), looking south.
- Photo 11 of 21: Interior view of kitchen (Building Type D), looking southwest.
- Photo 12 of 21: Interior view of bathrooms (Building Type D), looking north.
- Photo 13 of 21: Interior view of kitchen (Building Type D), looking south.
- Photo 14 of 21: Interior view of bedroom (Building Type D), looking south.
- Photo 15 of 21: View of center of historic district, looking south.
- Photo 16 of 21: Interior view of bathroom (Building Type C), looking southeast.
- Photo 17 of 21: View of Building 5, looking northeast at southwest corner.
- Photo 18 of 21: Interior view of living room (Building Type C), looking northeast.
- Photo 19 of 21: View of Building 3 (left), Building 11 (center) and Building 2 (right), looking southeast.
- Photo 20 of 21: View of Building 2, looking southeast at northwest corner.
- Photo 21 of 21: View of southwest corner of historic district, looking northeast.

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.



































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UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Requested Action: Nomination

Property Name: Woolwine, J.W., Homes

Multiple Name:

State & County: MISSISSIPPI, Yazoo

Date Received:
4/5/2019

Date of Pending List:
4/22/2019

Date of 16th Day:
5/7/2019

Date of 45th Day: Date of Weekly List:
5/20/2019

Reference number: SG100003947

Nominator: SHPO

Reason For Review:

Appeal

PDIL

Text/Data Issue

SHPO Request

Landscape

Photo

Waiver

National

Map/Boundary

Resubmission

Mobile Resource

Period

Other

TCP

Less than 50 years

CLG

Accept

Return

Reject

5/13/2019 Date

Abstract/Summary Comments: Good collection of post WW2 public housing, built as a response to the changing demographics and economy of the area. Together with Lindsey Lawn (100003948), also reflects the continued segregation of facilities in the state.

The nomination notes "replacement windows" but The windows are most likely original

Recommendation/ Criteria: Accept / A

Reviewer: Jim Gabbert

Discipline: Historian

Telephone: (202)354-2275

Date: _____

DOCUMENTATION: see attached comments : No see attached SLR : No

If a nomination is returned to the nomination authority, the nomination is no longer under consideration by the National Park Service.



HISTORIC PRESERVATION
Marlin King Jr., director
PO Box 571, Jackson, MS 39205-0571
601-576-6850 • Fax 601-576-6955
mdah.ms.gov

April 1, 2018

Joy Beasley
Keeper of the National Register
National Park Service
Mail Stop 7228
1849 C St, NW
Washington, D.C. 20240

Dear Keeper Beasley:

We are pleased to enclose the nomination form and supporting documents to nominate the following district to the National Register of Historic Places:

Woolwine Apartments, Yazoo City, Yazoo County

The property was approved for nomination by the Mississippi National Register Review Board at its meeting on March 21, 2019

We trust you will find the enclosed materials in order and will let us hear from you at your convenience.

Sincerely,

A handwritten signature in blue ink that reads "Katie Blount". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Katie Blount
State Historic Preservation Officer

By: James Bridgforth
Architectural Historian